

United States Bankruptcy Court for the:  
EASTERN DISTRICT OF WASHINGTON

Case number (if known) Chapter **11**☐ Check if this an amended filing

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

**1. Debtor's name** **Imperial Group Holdings LLC**

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **61-1804541**

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
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**12600 SE 38th St, Suite 200  
Bellevue, WA 98006**

Number, Street, City, State &amp; ZIP Code

**King**

County

**Location of principal assets, if different from principal place of business**

**12855 Coal Creek Parkway SE Bellevue, WA  
98006**

Number, Street, City, State &amp; ZIP Code

**5. Debtor's website (URL)**      **cambridgemanor.baselhomes.com**

## 6. Type of debtor

■ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)☐ Other. Specify:

7. Describe debtor's business A. Check one:

☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))

☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))

☐ Railroad (as defined in 11 U.S.C. § 101(44))

☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))

☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))

☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))

☐ None of the above

B. Check all that apply

☐ Tax-exempt entity (as described in 26 U.S.C. §501)

☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)

☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing? Check one:

☐ Chapter 7

☐ Chapter 9

☒ Chapter 11. Check all that apply:

☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).

☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).

☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.

☐ A plan is being filed with this petition.

☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.

☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? ☒ No. ☐ Yes.

If more than 2 cases, attach a separate list.

District	When	Case number
District	When	Case number

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☒ No ☐ Yes.

Debtor Imperial Group Holdings LLC Case number (if known) \_\_\_\_\_

Name

List all cases. If more than 1,  
attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

**15. Estimated Assets**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

**16. Estimated liabilities**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 16, 2024  
MM / DD / YYYY

**X /s/ Wai Yi Lin**  
Signature of authorized representative of debtor  
  
Title Manager

**Wai Yi Lin**  
Printed name

**18. Signature of attorney**

**X /s/ Armand J. Kornfeld**  
Signature of attorney for debtor

Date December 16, 2024  
MM / DD / YYYY

**Armand J. Kornfeld**  
Printed name

**Bush Kornfeld LLP**  
Firm name

**601 Union St., Suite 5000**  
**Seattle, WA 98101-2373**  
Number, Street, City, State & ZIP Code

Contact phone (206) 292-2110 Email address jkornfeld@bskd.com

**WSBA 17214 WA**  
Bar number and State

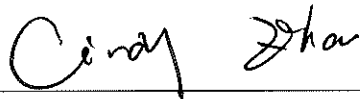
United States Bankruptcy Court  
Eastern District of Washington

In re:	)	Case No.
Imperial Group Holdings LLC	)	
	)	<b>STATEMENT OF WITNESS TO</b>
	)	<b>SIGNING OF DOCUMENT</b>
Debtor(s)	)	

The undersigned states under penalty of perjury that he/she witnessed the signing of the following document(s) by the person(s) indicated thereon.

- ☒ Voluntary Petition
- ☒ Declaration Concerning Debtor's Schedules
- ☐ Statement of Social Security Number
- ☒ Statement of Affairs
- ☐ Other: \_\_\_\_\_

Dated: December 16, 2024

  
\_\_\_\_\_  
Witness Signature

Yihan Zhao  
\_\_\_\_\_  
Witness Name (printed or typed)

Address: 12600 SE 38th St, STE 200

Bellevue, WA, 98006

\_\_\_\_\_

**Fill in this information to identify the case:**

Debtor name Imperial Group Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 16, 2024

X /s/ Wai Yi Lin

Signature of individual signing on behalf of debtor

Wai Yi Lin

Printed name

Manager

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **Imperial Group Holdings LLC**  
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Amento Group 710 2nd Ave, Suite 400 Seattle, WA 98104	Janet M Fife jfife@amentogroup.com; tray@amentogroup.com 2066829722	Legal Services				\$17,252.91
BCRA, Inc. 2106 Pacific Ave, Ste 300 Tacoma, WA 98402	Ben Dort bdort@bcradesign.com 253-627-4367	Civil engineering services				\$2,005.00
BEE Consulting, LLC 170 W Dayton St, #206 Edmonds, WA 98020	Chad Brickner cbrickner@bee-engineers.com 425-672-3900	Civil engineering services				\$3,500.00
BestBath Intelligent 723 Garber Street Caldwell, ID 83605	Michael Streck michael.streck@bestbath.com 800-727-9907	Bathtub supplier				\$31,578.61
City of Bellevue PO Box 90011 Bellevue, WA 98009-9011	Gregg Schrader gschrader@bellevuewa.gov 425-452-6973	Utilities				\$1,172.00
Freiheit Architecture 505 106th Ave NE #302 Bellevue, WA 98004	Jackie Kong jkong@freiheitarch.com 425-827-2100	Architect				\$199,328.03
Proctor Company 2840 Northup Way #220 Bellevue, WA 98004	Steve Yun steve@proctorcompany.com 425-451-9697	Accounting services				\$12,364.00

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Ryan Swanson & Cleveland 1201 Third Ave #3400 Seattle, WA 98101-3034	Kevin Bay bay@ryanlaw.com	Legal Services				\$74,942.70
Schwabe, Williamson & Wyatt 1211 SW Fifth Ave Suite 1900 Portland, OR 97204-3719	Milt Reimers mreimers@schwabe.com	Legal Services				\$4,896.00
Transpo Group 12131 113th Ave NE #203 Kirkland, WA 98034-6944	Mike Swenson mike.swenson@transpogroup.com 425-821-3665	Engineering services				\$2,013.75
Z&A Investment Ltd. Building 0180 East Providence No Dingsi, VGB British Virgin Islands		Money Loaned				\$2,000,000.00



**Fill in this information to identify the case:**Debtor name **Imperial Group Holdings LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <b>42,500,000.00</b>
<b>1b. Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <b>2,069,440.06</b>
<b>1c. Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <b>44,569,440.06</b>

**Part 2: Summary of Liabilities**

<b>2. Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <b>27,428,628.11</b>
<b>3. Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
<b>3a. Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <b>0.00</b>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <b>14,041,609.71</b>
<b>4. Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <b>41,470,237.82</b>

**Fill in this information to identify the case:**

Debtor name Imperial Group Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

# Official Form 206A/B

## Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor**

**Current value of debtor's interest**

**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

	<b>Chase Bank</b>			
3.1.	<b>Balance as of 12/15/24</b>	<b>Checking</b>	<b>8508</b>	<b>\$24,568.93</b>

	<b>Chase Bank</b>			
3.2.	<b>Balance as of 12/15/24</b>	<b>Savings</b>	<b>0852</b>	<b>\$43.30</b>

		<b>Restricted Account Clearing &amp; Grading Permit; Balance as of 12/15/24</b>		
3.3.	<b>EastWest Bank</b>		<b>7827</b>	<b>\$79,197.08</b>

	<b>EastWest Bank Restricted Account - Clearing and Grading Permit</b>			
3.4.		<b>Certificate of Deposit</b>	<b>2542</b>	<b>\$87,962.18</b>

**4. Other cash equivalents (Identify all)**

**5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$191,771.49**

**Part 2: Deposits and Prepayments**

**6. Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.

Debtor Imperial Group Holdings LLC  
Name

Case number (If known) \_\_\_\_\_

☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

**Legal Retainer**  
**Bush Kornfeld LLP**  
**601 Union Street, Suite 5000**  
7.1. **Seattle, WA 98101**

**\$152,960.66**

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$152,960.66**

**Part 3: Accounts receivable**

10. **Does the debtor have any accounts receivable?**

☐ No. Go to Part 4.

☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 1,107,840.91 - 0.00 = .... **\$1,107,840.91**  
face amount doubtful or uncollectible accounts

11a. 90 days old or less: 15,000.00 - 0.00 = .... **\$15,000.00**  
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

**\$1,122,840.91**

**Part 4: Investments**

13. **Does the debtor own any investments?**

☒ No. Go to Part 5.

☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. **Does the debtor own any inventory (excluding agriculture assets)?**

☐ No. Go to Part 6.

☒ Yes Fill in the information below.

**General description**

**Date of the last  
physical inventory**

**Net book value of  
debtor's interest  
(Where available)**

**Valuation method used  
for current value**

**Current value of  
debtor's interest**

19. **Raw materials**

20. **Work in progress**

21. **Finished goods, including goods held for resale**

Debtor Imperial Group Holdings LLC  
Name

Case number (If known) \_\_\_\_\_

**Windows, Sliding Doors,  
Freestanding tubs,  
Fiberglass Showers and  
Lighting fixtures. See  
attachment. Value is  
cost.**

**\$0.00**

**\$559,453.00**

22. **Other inventory or supplies**

23. **Total of Part 5.**

Add lines 19 through 22. Copy the total to line 84.

**\$559,453.00**

24. **Is any of the property listed in Part 5 perishable?**

☒ No

☐ Yes

25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**

☒ No

☐ Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current Value \_\_\_\_\_

26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

☒ No. Go to Part 7.

☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

☒ No. Go to Part 8.

☐ Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

☐ No. Go to Part 9.

☒ Yes Fill in the information below.

**General description**

Include year, make, model, and identification numbers  
(i.e., VIN, HIN, or N-number)

**Net book value of  
debtor's interest**  
(Where available)

**Valuation method used  
for current value**

**Current value of  
debtor's interest**

47. **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

47.1. **2019 Ford F150 VIN #**

**1FTFW1E19KFC88018 - \$31,791 -  
depreciated value**

**2020 Keystone RV Bullet Trailer VIN**

**4YDT28723LC432295 - \$10,623 -  
depreciated value**

**\$0.00**

**\$42,414.00**

Debtor Imperial Group Holdings LLC  
Name

Case number (If known) \_\_\_\_\_

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

**\$42,414.00**

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

☒ No

☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

☐ No. Go to Part 10.

☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

**Description and location of property**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

**Nature and extent of debtor's interest in property**

**Net book value of debtor's interest**  
(Where available)

**Valuation method used for current value**

**Current value of debtor's interest**

55.1. **12855 Coal Creek Parkway SE  
Bellevue, WA 98006  
Value represents  
09/08/23 Colliers International  
Appraisal - As-Is Value  
Debtor believes current as-is value is higher  
09/08/23 Colliers International  
Appraisal Completed  
Value -\$116,680,000**

**\$0.00**

**Appraisal**

**\$42,500,000.00**

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

**\$42,500,000.00**

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No

☐ Yes

Debtor Imperial Group Holdings LLC  
Name

Case number (If known) \_\_\_\_\_

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☐ No

☒ Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

☒ No. Go to Part 11.

☐ Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes Fill in the information below.

Current value of  
debtor's interest

71. **Notes receivable**  
Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**  
Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

**Potential Claims against BMRK Lending, LLC and ReadyCap Warehouse Financing WF LLC**

**Nature of claim** Improper failure to fully fund construction loan

**Amount requested** \$0.00

Unknown

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

☒ No

☐ Yes

Debtor Imperial Group Holdings LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$191,771.49</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$152,960.66</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$1,122,840.91</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$559,453.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$42,414.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$42,500,000.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$2,069,440.06</u>	+ 91b. <u>\$42,500,000.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$44,569,440.06</u>

In re Imperial Group Holdings LLC  
ATTACHMENT TO SCHEDULE B #21



## Interior Sub Inventory Delivery Info

12/3/2024

## Kent Warehouse

Priority	Division	Code	Item	Vendor	Payment	QTY	Checked	Notes	IH #	Type/Parts	SubQty	Unit Price	Total Price
	8	08500	Windows+Sliding Doors	Glassman	Paid B188 20% deposit B9	See receipts		B1+B8+B9 Sliding door+windows	11				\$ 400,968.18
										Building 1 Deposit		\$	32,231.89 Pay App 1
										Building 8 Deposit		\$	20,000.00 Pay App 2
										Building 1 Remaining		\$	96,555.11 Pay App 3
										Building 8 Remaining		\$	70,277.36 Pay App 3
										Building 8 Change Order RFI #64		\$	4,566.10 Pay App 3
										Building 9 Deposit		\$	13,660.00 Pay App 4
										Building 1 Change Order RFI#103		\$	72,467.95 Not Paid
										Building 8 Change Order RFI #103		\$	36,581.35 Not Paid
										Building 9 Remaining		\$	54,628.42 Not Paid
	10	10822	Freestanding tubs	Badeloft	Paid		58 Daniel/Tong	Tub+drain/Receipt missing	C/B				\$ 108,400.95 Paid
										Freestanding Bath	58	2990 \$	173,420.00
										Sales Tax		\$	9,108.03
										Discount		\$	(83,241.60)
										Drop-in Drain	58	199 \$	11,542.00
										Sales Tax		\$	836.12
										Discount		\$	(3,462.60)
										Shipping		\$	199.00
	10	10822	Fiberglass Showers	Bestbath	No pay		12 Daniel/Tong	P1+P2 items in warehouse waiting for the payment	C/B				\$ 31,578.61 Not Paid
										XSTS6032A17R_WH	7	\$ 2,271.48	\$ 15,900.36
										XSTS6032A17L_WH	5	\$ 2,271.48	\$ 11,357.40
										Truckload	1	\$	1,424.00
										Sale Tax		\$	2,896.85
	16	16500	Lighting Fixture	Graybar	P1 paid		950 Daniel/Tong	B188B9 Can-lights/Wet-Rated can	3				\$ 14,505.65 Paid
								*Ordered 950, received 943/949 in warehouse, 1 sample(Including housing+trim) in office. For this one sample no invoice founded.		Housing	943	\$ 10.25	\$ 9,665.75
										Trim	949	\$ 5.10	\$ 4,839.90

**Fill in this information to identify the case:**Debtor name **Imperial Group Holdings LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property****12/15**

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims****2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
<b>2.1</b>	<b>Apeland Concrete, Inc</b> Creditor's Name  <b>12611 SE 232nd St</b> <b>Kent, WA 98031</b> Creditor's mailing address   Creditor's email address, if known  <b>Date debt was incurred</b> <b>2022</b> <b>Last 4 digits of account number</b>  <b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>1. Apeland Concrete, Inc</b> <b>2. CC Edwards</b> <b>Constructions Inc.</b> <b>3. Core Design, Inc.</b> <b>4. Fire Sprinklers</b> <b>Incorporated</b> <b>5. Glassman Inc.</b> <b>6. Lizard Waterproofing &amp; Deck</b> <b>7. Meridian Center Electric Inc.</b> <b>8. Pearson Drilling Inc.</b> <b>9. Priority Plumbing</b> <b>10. Progress Foundation, LLC</b> <b>11. Ralph's Concrete &amp; Plumbing</b> <b>12. RNI Co. Framing LLC</b>	<b>Describe debtor's property that is subject to a lien</b> <b>12855 Coal Creek Parkway SE</b> <b>Bellevue, WA 98006</b>  <b>Describe the lien</b> <b>Construction Lien</b> <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$19,014.00</b>  <b>\$42,500,000.00</b>

**2.2** **Associated Earth Sciences**

Describe debtor's property that is subject to a lien

**\$20,740.06****\$42,500,000.00**

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Creditor's Name

**911 5th Ave  
Kirkland, WA 98033**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred  
2017**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**Describe the lien**

**Construction**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.3

**Bellevue 58 Development  
LLC**

Creditor's Name

**c/o Hugh McCullough  
Davis Wright Tremaine LLP  
920 5th Ave, Suite 3300  
Seattle, WA 98104-3150**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**November 2021**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$22,069,954.57**

**\$42,500,000.00**

**Describe the lien**

**Deed of Trust**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☒ Unliquidated

☒ Disputed

2.4

**CC Edwards Constructions  
Inc.**

Creditor's Name

**PO Box 1387  
Sumner, WA 98390**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**2023**

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$77,580.00**

**\$42,500,000.00**

**Describe the lien**

**Construction**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.5 **Core Design, Inc.**

Creditor's Name

**12100 NE 195th St, Ste 300  
Bothell, WA 98011**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$21,210.49**

**\$42,500,000.00**

Describe the lien

**Construction Lien**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.6 **Fire Sprinklers  
Incorporated**

Creditor's Name

**1524 45th Street E  
Sumner, WA 98390**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$12,975.36**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.7 **Glacier Northwest**

Creditor's Name

**PO Box 1643  
Woodinville, WA 98072**

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$71,074.00**

**\$42,500,000.00**

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Creditor's mailing address

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

**2.8** **Glassman Inc.**

Creditor's Name

**1107 Main Street  
Sumner, WA 98390**

Creditor's mailing address

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$163,677.72**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

**2.9** **Lizard Waterproofing & Deck**

Creditor's Name

**1118 7th Ave NW, A125  
Issaquah, WA 98027**

Creditor's mailing address

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$25,113.92**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

As of the petition filing date, the claim is:

Check all that apply

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
0

**Matcha Agency**

Creditor's Name

**4454 158th Ave SE  
Bellevue, WA 98006**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**2024**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$8,762.50**

**\$42,500,000.00**

**Describe the lien**

**Construction**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.1  
1

**Meridian Center Electric  
Inc.**

Creditor's Name

**11109 66th Ave E  
Puyallup, WA 98373**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**2022**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$26,650.00**

**\$42,500,000.00**

**Describe the lien**

**Construction Lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
2

**Parr Lumber Company**

Creditor's Name

**5630 NE Century Blvd  
Hillsboro, OR 97124**

Creditor's mailing address

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$984,640.00**

**\$42,500,000.00**

**Describe the lien**

**Construction**

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Creditor's email address, if known

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
3

**Pearson Drilling Inc.**

Creditor's Name

**5810 152nd St NE  
Marysville, WA 98271**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**2022**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$20,803.31**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
4

**Priority Plumbing**

Creditor's Name

**3001 B St NW  
Auburn, WA 98001**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**2022**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$20,521.42**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Debtor **Imperial Group Holdings LLC**

Name

Case number (if known)

☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.**Specified on line 2.1**☒ Contingent☒ Unliquidated☐ Disputed2.1  
5**Progress Foundation, LLC**

Creditor's Name

**10102 8th Ave S, Apt N-109  
Seattle, WA 98168**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred****2022****Last 4 digits of account number****Do multiple creditors have an interest in the same property?**☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006****\$105,641.25****\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent☒ Unliquidated☐ Disputed2.1  
6**R&J Dream Makers LLC**

Creditor's Name

**7066 Corvello Drive South  
Seattle, WA 98108**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred****August 2022****Last 4 digits of account number****Do multiple creditors have an interest in the same property?**☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006****\$10,500.00****\$42,500,000.00**

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed2.1  
7**Ralph's Concrete & Plumbing**

Creditor's Name

**1529 Rainier Ave. S  
Seattle, WA 98144**

Creditor's mailing address

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006****\$8,102.61****\$42,500,000.00**

Describe the lien

**Construction**



Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

Creditor's email address, if known

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
8

**RNI Co. Framing LLC**

Creditor's Name

**7345 164th Ave NE**

**Suite 145511**

**Redmond, WA 98052**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**2023**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE**

**Bellevue, WA 98006**

**\$16,309.22**

**\$42,500,000.00**

Describe the lien

**Construction**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

2.1  
9

**Westcloud Construction LLC**

Creditor's Name

**12600 SE 38th St, Suite 200**

**Bellevue, WA 98006**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**2022-2024**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

Describe debtor's property that is subject to a lien

**12855 Coal Creek Parkway SE**

**Bellevue, WA 98006**

**\$3,733,878.23**

**\$42,500,000.00**

Describe the lien

**General Contractor (includes of subcontractor claims)**

Is the creditor an insider or related party?

☐ No

☒ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

☐ Contingent

☐ Unliquidated

☐ Disputed

2.2  
0

**White Cap, L.P.**

Creditor's Name

**297 South Vasco Road  
Livermore, CA 94551**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**2023**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**12855 Coal Creek Parkway SE  
Bellevue, WA 98006**

**\$11,479.45**

**\$42,500,000.00**

**Describe the lien**

**Construction**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☒ Contingent

☒ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$27,428,628.**

**11**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did  
you enter the related creditor?

Last 4 digits of  
account number for  
this entity

**Fill in this information to identify the case:**Debtor name Imperial Group Holdings LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address <b>Alliance</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b> Date(s) debt was incurred <u>5/31/17-12/31/19</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Money loaned</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$209,147.75</b>
3.2	Nonpriority creditor's name and mailing address <b>Amento Group</b> <b>710 2nd Ave, Suite 400</b> <b>Seattle, WA 98104</b> Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Legal Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$17,252.91</b>
3.3	Nonpriority creditor's name and mailing address <b>Basel (HK)</b> <b>Unit 701, Ruttonjee House</b> <b>Central, HK</b> Date(s) debt was incurred <u>12/31/16-12/31/23</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Intercompany Payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$3,807,308.59</b>
3.4	Nonpriority creditor's name and mailing address <b>Basel Architects</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b> Date(s) debt was incurred <u>2018-2021</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Intercompany Payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$22,230.00</b>

Debtor <b>Imperial Group Holdings LLC</b> <small>Name</small>	Case number (if known) _____
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3.5	Nonpriority creditor's name and mailing address <b>Basel Capital Holdings LLC</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b>  Date(s) debt was incurred <u>01/01/17-11/19/24</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Intercompany Payable</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$108,939.60</b>
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3.6	Nonpriority creditor's name and mailing address <b>BCRA, Inc.</b> <b>2106 Pacific Ave, Ste 300</b> <b>Tacoma, WA 98402</b>  Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Civil engineering services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,005.00</b>
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3.7	Nonpriority creditor's name and mailing address <b>BEE Consulting, LLC</b> <b>170 W Dayton St, #206</b> <b>Edmonds, WA 98020</b>  Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Civil engineering services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$3,500.00</b>
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3.8	Nonpriority creditor's name and mailing address <b>BestBath Intelligent</b> <b>723 Garber Street</b> <b>Caldwell, ID 83605</b>  Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Bathtub supplier</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$31,578.61</b>
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3.9	Nonpriority creditor's name and mailing address <b>Boston Stepcentury Intl Grp</b> <b>32 Suffolk Street</b> <b>Cambridge, MA 02139</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Money loaned</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$90,000.00</b>
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3.10	Nonpriority creditor's name and mailing address <b>City of Bellevue</b> <b>PO Box 90011</b> <b>Bellevue, WA 98009-9011</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Utilities</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$1,172.00</b>
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3.11	Nonpriority creditor's name and mailing address <b>Freiheit Architecture</b> <b>505 106th Ave NE #302</b> <b>Bellevue, WA 98004</b>  Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Architect</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$199,328.03</b>
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Name

3.12	<b>Nonpriority creditor's name and mailing address</b> <b>IG Property</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b> Date(s) debt was incurred <u>9/30/18 - 4/14/23</u> Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Intercompany Payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,705,930.77</b>
3.13	<b>Nonpriority creditor's name and mailing address</b> <b>Paris Beta</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b> Date(s) debt was incurred <u>03/16/21</u> Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Money Loaned</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$25,000.00</b>
3.14	<b>Nonpriority creditor's name and mailing address</b> <b>Proctor Company</b> <b>2840 Northup Way #220</b> <b>Bellevue, WA 98004</b> Date(s) debt was incurred _____ Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Accounting services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$12,364.00</b>
3.15	<b>Nonpriority creditor's name and mailing address</b> <b>Ryan Swanson &amp; Cleveland</b> <b>1201 Third Ave #3400</b> <b>Seattle, WA 98101-3034</b> Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Legal Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$74,942.70</b>
3.16	<b>Nonpriority creditor's name and mailing address</b> <b>Schwabe, Williamson &amp; Wyatt</b> <b>1211 SW Fifth Ave</b> <b>Suite 1900</b> <b>Portland, OR 97204-3719</b> Date(s) debt was incurred _____ Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Legal Services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$4,896.00</b>
3.17	<b>Nonpriority creditor's name and mailing address</b> <b>Strategy Holdings LLC</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b> Date(s) debt was incurred <u>08/09/19</u> Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Money loaned</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$100,000.00</b>
3.18	<b>Nonpriority creditor's name and mailing address</b> <b>Transpo Group</b> <b>12131 113th Ave NE #203</b> <b>Kirkland, WA 98034-6944</b> Date(s) debt was incurred <u>2023</u> Last 4 digits of account number _____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Engineering services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,013.75</b>

Debtor **Imperial Group Holdings LLC**  
Name

Case number (if known)

3.19 Nonpriority creditor's name and mailing address  
**Wai Yi Lin**  
**2213 Evergreen Point Rd**  
**Medina, WA 98039**  
Date(s) debt was incurred 10/21/16-09/20/24  
Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

**\$4,267,000.00**

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: Money loaned

Is the claim subject to offset? ☒ No ☐ Yes

3.20 Nonpriority creditor's name and mailing address  
**YH Capital**  
**2615 Evergreen Point Road**  
**Medina, WA 98039**  
Date(s) debt was incurred 11/2023-08/2024  
Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

**\$357,000.00**

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: Money loaned

Is the claim subject to offset? ☒ No ☐ Yes

3.21 Nonpriority creditor's name and mailing address  
**Z&A Investment Ltd.**  
**Building 0180 East Provence No**  
**Dingsi, VGB**  
**British Virgin Islands**  
Date(s) debt was incurred 08/20/24; 08/28/24; 10/22/24  
Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

**\$2,000,000.00**

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: Money loaned

Is the claim subject to offset? ☒ No ☐ Yes

3.22 Nonpriority creditor's name and mailing address  
**Z&A Investment Ltd.**  
**c/o Bo Li**  
**2225 94th Ave NE**  
**Clyde Hill, WA 98004**  
Date(s) debt was incurred \_  
Last 4 digits of account number \_

As of the petition filing date, the claim is: *Check all that apply.*

**\$0.00**

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: Notice Only

Is the claim subject to offset? ☒ No ☐ Yes

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 14,041,609.71
5c.	\$ 14,041,609.71

Fill in this information to identify the case:

Debtor name Imperial Group Holdings LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 206G

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest **Insurance**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Aon Risk Insurance Svc West**  
**1420 Fifth Ave #1200**  
**Seattle, WA 98101**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Civil engineering services**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**BCRA, Inc.**  
**2106 Pacific Ave, Ste 300**  
**Tacoma, WA 98402**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Engineering services**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**BEE Consulting, LLC**  
**170 W Dayton St, #206**  
**Tacoma, WA 98402**

2.4. State what the contract or lease is for and the nature of the debtor's interest **Franchise utilities**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**City of Bellevue**  
**PO Box 90011**  
**Bellevue, WA 98009-9011**

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.5. State what the contract or lease is for and the nature of the debtor's interest **Landscape architect services**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Core Design  
12100 NE 195th #300  
Bothell, WA 98011**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Architectural services**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Freheit Architecture  
505 106th Ave NE #302  
Bellevue, WA 98004**

2.7. State what the contract or lease is for and the nature of the debtor's interest **Arthitectural services**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Matcha Agency LLC  
4454 158th Ave SE  
Bellevue, WA 98006**

2.8. State what the contract or lease is for and the nature of the debtor's interest **Construction contract - (general contractor)**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Westcloud Construction LLC  
12600 SE 38th St, Suite 200  
Bellevue, WA 98006**



**Fill in this information to identify the case:**Debtor name **Imperial Group Holdings LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:***2.1 Kwok Fai Li****2015 Evergreen Point Road  
Medina, WA 98039****Bellevue 58  
Development LLC**☒ D **2.3**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.2 Kwok Fai Li****2015 Evergreen Point Road  
Medina, WA 98039****Parr Lumber  
Company**☒ D **2.12**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_**2.3 Wai Yi Lin****2615 Evergreen Point Road  
Medina, WA 98039****Bellevue 58  
Development LLC**☒ D **2.3**  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

**Fill in this information to identify the case:**Debtor name **Imperial Group Holdings LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy****04/22**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**From **1/01/2024** to **Filing Date****Sources of revenue**  
Check all that apply☒ Operating a business☐ Other \_\_\_\_\_**Gross revenue**  
(before deductions and exclusions)**\$0.00****For prior year:**From **1/01/2023** to **12/31/2023**☒ Operating a business☐ Other \_\_\_\_\_**\$0.00****For prior year:**From **1/01/2023** to **12/31/2023**☒ Operating a business☐ Other \_\_\_\_\_**\$0.00****2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply*

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>Matcha Agency</b> <b>4454 158th Ave SE</b> <b>Bellevue, WA 98006</b>	<b>11/04/24</b>	<b>\$12,531.25</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other _____
3.2. <b>Chase Credit Card Services</b> <b>201 N Walnut Street, De1-0153</b> <b>Wilmington, DE 19801</b>	<b>09/30/24 -</b> <b>\$99</b> <b>10/24/24 -</b> <b>\$40</b> <b>11/20/24 -</b> <b>\$30,000,000</b> <b>12/12/24 -</b> <b>\$5,180.00</b>	<b>\$35,319.00</b>	<input type="checkbox"/> Secured debt <input checked="" type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.3. <b>Nixon Peabody LLP</b> <b>55 W 46th St, Tower 46</b> <b>New York, NY 10036</b>	<b>11/18/24</b>	<b>\$35,000.00</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other _____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. On Deck Capital 1400 Broadway, 25th Floor New York, NY 10018 None	08/02/24 - \$1,282.15 08/09/24 - \$1,282.15 08/16/24 - \$1,282.15 08/23/24 - \$1,282.15 08/30/24 - \$1,282.15 09/06/24 - \$1,282.15 09/13/24 - \$1,282.15 09/20/24 - 1,282.15 09/27/24 - 1,282.15 10/04/24 - 1,282.15 10/11/24 - 1,282.15 10/18/24 - 1,282.15 10/25/24 - 1,282.15 11/01/24 - 1,282.15 11/01/24 - 38,109.01	\$56,059.11	Short-Term Loan Guaranteed by Wai Yi Lin
4.2. See SOFA #30 - Insider Pymts & Transfers		\$0.00	

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	<b>Bellevue 58 Development LLC v. Imperial Group Holdings LLC 24-2-27434-1-SEA</b>	<b>Motion to Appoint Receiver</b>	<b>King County Superior Court 516 Third Ave Seattle, WA 98104</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☐ None

Custodian's name and Address	Describe the property	Value
See SOFA 7		<b>\$0.00</b>
Case title		Court name and address
Case number		
Date of order or assignment		

**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss  If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	<b>Bush Kornfeld LLP</b> <b>601 Union St., #5000</b> <b>Seattle, WA 98101-2373</b>		<b>12/16/24</b>	<b>\$22,039.34</b>
	Email or website address <b>bskd.com</b>			
	Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None.

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange Please see SOFA #30 for description of and itemization of pass through transfers that may be considered outside of ordinary course of business.	Date transfer was made	Total amount or value
13.1	<b>Insider Pass Through Transfers</b>			<b>\$0.00</b>
	Relationship to debtor			

**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

	Address	Dates of occupancy From-To
14.1.	<b>2213 Evergreen Point Road</b> <b>Medina, WA 98039</b>	<b>04/20/22-07/01/24</b>
14.2.	<b>2225 94th Ave NE</b> <b>Clyde Hill, WA 98004</b>	<b>12/16/21-04/19/22</b>

**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.  
☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.  
☐ Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.  
☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?  
Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

	Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1.	Eastwest Bank 668 South Lane St #101 Seattle, WA 98104	XXXX-5518	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input checked="" type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	01/31/24	\$0.00
18.2.	ICBC 1185 Avenue of the Americas 16th Floor New York, NY 10036	XXXX-7073	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other__	01/31/24	\$0.00

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Cubework 20024 85th Ave S Kent, WA 98031	Cindy Zhao, 12600 SE 38th St., Ste 200, Bellevue, WA 98006 Michael Dern, 12600 SE 38th St., Ste 200, Bellevue, WA 98006	See Inventory Schedule	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.



☒ None**Business name address****Describe the nature of the business****Employer Identification number**

Do not include Social Security number or ITIN.

**Dates business existed****26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None**Name and address****Date of service****From-To**26a.1. **Proctor Company  
2840 Northup Way #220  
Bellevue, WA 98004****2022-present**26a.2. **Sheri Quinton  
Sage Business Solutions  
7906 15th Ave SE  
Snohomish, WA 98290****March 2024 to  
present**

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None**Name and address****If any books of account and records are  
unavailable, explain why**26c.1. **Sheri Quinton  
Sage Business Solutions LLC  
7906 157th Ave SE  
Snohomish, WA 98290**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None**Name and address**26d.1. **Numerous Lenders and Potential Lenders  
BRMK, Ready Capital, Builder's Capital,  
Intracorp Homes, Techo RE Capital  
Cirrus RE Partners****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the  
inventory****Date of inventory****The dollar amount and basis (cost, market,  
or other basis) of each inventory****28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Debtor Imperial Group Holdings LLC

Case number (if known) \_\_\_\_\_

Name	Address	Position and nature of any interest	% of interest, if any
Wai Yi Lin	2015 Evergreen Point Road Medina, WA 98039	Managing Member	0
Name	Address	Position and nature of any interest	% of interest, if any
Basel Capital Holdings LLC	2015 Evergreen Point Road Medina, WA 98039	Member	100

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No  
☐ Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No  
☒ Yes. Identify below.

	Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1	See Attached			
	Relationship to debtor			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☐ No  
☒ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
Basel Capital Holdings LLC	EIN: 37-1853097

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
--------------------------	--

Debtor Imperial Group Holdings LLC

Case number (if known) \_\_\_\_\_

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 16, 2024

/s/ Wai Yi Lin

Signature of individual signing on behalf of the debtor

Wai Yi Lin

Printed name

Position or relationship to debtor Manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☐ No

☒ Yes

## **ATTACHMENT TO SOFA 30**

### **TAB 30-1**

After the Secured Lender stopped funding the construction loan, the Debtor has relied upon capital contributions made by Kwok Fai Li, 100% member of Basel Capital Holdings LLC, which is the 100% member of the Debtor, to fund costs relating to the construction project on the Property (the "Project"). Mr. Li has typically made these capital contributions through his affiliated entity, Basel Hong Kong located in Hong Kong, China.

The funds have historically been transferred from Hong Kong directly to the Debtor's account as a single U.S. account destination for the purpose of then disbursing the funds to the Debtor's U.S. affiliates that are incurring expenses in connection with the Project.

The funds from Basel Hong Kong have flowed through Imperial and then to Basel Capital Holdings LLC where they have been used to fund project related costs. Going forward, the funds from Basel Hong Kong will be transferred directly to Basel Capital Holdings LLC.

The funds from Basel Hong Kong have flowed through Imperial to Westcloud Construction, LLC, for purpose of funding its payroll and other Project-related expenses incurred by Westcloud.

### **TAB 30-2**

Project Development Fees, Contract Payments, Loan Repayments and Owner Draws.

Tab 30-1 Pass-Through Payment

Date	Name	Amount	Total By Name	Date	Name	Amount	Total By Name
08/08/2023		\$20,000.00		11/28/2023	Westcloud Construction	\$50,000.00	
08/14/2023	Basel Capital Holdings (US)	\$10,000.00		12/14/2023	Westcloud Construction	\$40,000.00	
08/28/2023	Basel Capital Holdings (US)	\$30,000.00		12/28/2023	Westcloud Construction	\$50,000.00	
09/21/2023	Basel Capital Holdings (US)	\$15,000.00		01/31/2024	Westcloud Construction	\$20,000.00	
10/02/2023	Basel Capital Holdings (US)	\$1,200.00		02/02/2024	Westcloud Construction	\$10,000.00	
10/31/2023	Basel Capital Holdings (US)	\$12,000.00		02/19/2024	Westcloud Construction	\$17,000.00	
12/03/2023	Basel Capital Holdings (US)	\$10,000.00		03/18/2024	Westcloud Construction	\$17,000.00	
12/14/2023	Basel Capital Holdings (US)	\$20,000.00		04/02/2024	Westcloud Construction	\$35,000.00	
01/18/2024	Basel Capital Holdings (US)	\$25,000.00		04/19/2024	Westcloud Construction	\$50,000.00	
02/26/2024	Basel Capital Holdings (US)	\$20,000.00		04/24/2024	Westcloud Construction	\$55,000.00	
03/18/2024	Basel Capital Holdings (US)	\$8,000.00		05/10/2024	Westcloud Construction	\$15,000.00	
04/24/2024	Basel Capital Holdings (US)	\$20,000.00		05/13/2024	Westcloud Construction	\$15,000.00	
05/06/2024	Basel Capital Holdings (US)	\$100.00		05/28/2024	Westcloud Construction	\$8,000.00	
05/08/2024	Basel Capital Holdings (US)	\$2,500.00		05/28/2024	Westcloud Construction	\$70,000.00	
05/10/2024	Basel Capital Holdings (US)	\$20,000.00		06/06/2024	Westcloud Construction	\$5,000.00	
05/20/2024	Basel Capital Holdings (US)	\$10,000.00		06/24/2024	Westcloud Construction	\$7,000.00	
05/30/2024	Basel Capital Holdings (US)	\$10,000.00		07/05/2024	Westcloud Construction	\$10,000.00	
06/24/2024	Basel Capital Holdings (US)	\$1,000.00		07/05/2024	Westcloud Construction	\$21,000.00	
07/01/2024	Basel Capital Holdings (US)	\$5,000.00		07/10/2024	Westcloud Construction	\$15,000.00	
07/10/2024	Basel Capital Holdings (US)	\$20,000.00		08/01/2024	Westcloud Construction	\$34,500.00	
08/22/2024	Basel Capital Holdings (US)	\$500.00		08/02/2024	Westcloud Construction	\$1,000.00	
08/29/2024	Basel Capital Holdings (US)	\$35,000.00		08/06/2024	Westcloud Construction	\$2,500.00	
09/04/2024	Basel Capital Holdings (US)	\$20,000.00		08/28/2024	Westcloud Construction	\$95,000.00	
09/04/2024	Basel Capital Holdings (US)	\$18,000.00		09/03/2024	Westcloud Construction	\$20,000.00	
09/11/2024	Basel Capital Holdings (US)	\$12,700.00		09/03/2024	Westcloud Construction	\$16,000.00	
09/17/2024	Basel Capital Holdings (US)	\$500.00		09/03/2024	Westcloud Construction	\$25,000.00	
09/19/2024	Basel Capital Holdings (US)	\$200.00		09/04/2024	Westcloud Construction	\$8,000.00	
09/23/2024	Basel Capital Holdings (US)	\$15,000.00		09/04/2024	Westcloud Construction	\$12,000.00	
10/21/2024	Basel Capital Holdings (US)	\$2,000.00		09/04/2024	Westcloud Construction	\$11,000.00	
10/24/2024	Basel Capital Holdings (US)	\$6,000.00		09/06/2024	Westcloud Construction	\$15,000.00	
10/24/2024	Basel Capital Holdings (US)	\$2,000.00		09/27/2024	Westcloud Construction	\$1,500.00	
10/29/2024	Basel Capital Holdings (US)	\$10,000.00		09/27/2024	Westcloud Construction	\$3,000.00	
11/06/2024	Basel Capital Holdings (US)	\$10,000.00		09/27/2024	Westcloud Construction	\$9,000.00	
11/14/2024	Basel Capital Holdings (US)	\$100,000.00		09/27/2024	Westcloud Construction	\$50,000.00	
09/04/2024	Basel Capital Holdings (US)	\$100,000.00		10/02/2024	Westcloud Construction	\$21,000.00	
11/19/2024	Basel Capital Holdings (US)	\$10,000.00	\$581,700.00	10/07/2024	Westcloud Construction	\$5,000.00	
				10/17/2024	Westcloud Construction	\$1,500.00	
				10/28/2024	Westcloud Construction	\$10,000.00	
				11/04/2024	Westcloud Construction	\$10,000.00	
				11/04/2024	Westcloud Construction	\$20,000.00	
				11/06/2024	Westcloud Construction	\$10,000.00	
				11/13/2024	Westcloud Construction	\$10,000.00	
				11/19/2024	Westcloud Construction	\$20,000.00	
				11/25/2024	Westcloud Construction	\$50,000.00	
				11/29/2024	Westcloud Construction	\$40,000.00	
				10/29/2024	Westcloud Construction	\$50,000.00	\$1,061,000.00
				10/01/2024	Westcloud Construction GC	\$5,000.00	
				11/04/2024	Westcloud Construction GC	\$5,000.00	\$10,000.00

**TAB 30 - 2 TRANSFERS TO INSIDERS**

Date	Name	Amount	Purpose	Total by Name
10/14/2022	Basel Capital Holding	\$50,000.00	Project Development fees	
11/14/2022	Basel Capital Holding	\$50,000.00	Project Development fees	
12/12/2022	Basel Capital Holding	\$50,000.00	Project Development fees	
01/13/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
02/08/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
03/13/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
04/07/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
05/12/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
06/02/2023	Basel Capital Holding	\$50,000.00	Project Development fees	
07/05/2023	Basel Capital Holding	\$50,000.00	Project Development fees	\$500,000.00
11/26/2024	Boston Stepcentury International Educatio	\$300,000.00	Loan Repayment	\$300,000.00
04/14/2023	Imperial Group Properties HK	\$10,027.50	Marketing	\$10,027.50
03/04/2024	Ivy Trust LLC	\$5,025.00	Owner Draw	
11/29/2024	Ivy Trust LLC	\$15,000.00	Owner Draw	\$20,025.00
09/04/2024	Kwok Fa Li	\$55,000.00	Owner Draw	
09/04/2024	Kwok Fa Li	\$100,000.00	Owner Draw	\$155,000.00
09/03/2024	Wai Yi Lin	\$25,000.00	Loan Repayment	
12/21/2023	Wai Yi Lin	\$5,000.00	Loan Repayment	
09/04/2024	Wai Yi Lin	\$60,000.00	Loan Repayment	
09/04/2024	Wai Yi Lin	\$3,000.00	Loan Repayment	
09/20/2024	Wai Yi Lin	\$1,000.00	Loan Repayment	\$94,000.00
10/07/2022	Westcloud Construction, LLC	\$910,631.65	General Contractor payment	
11/17/2022	Westcloud Construction, LLC	\$510,412.50	General Contractor payment	
01/03/2023	Westcloud Construction, LLC	\$429,215.92	General Contractor payment	
03/02/2023	Westcloud Construction, LLC	\$428,534.18	General Contractor payment	
04/24/2023	Westcloud Construction, LLC	\$411,161.03	General Contractor payment	
04/28/2023	Westcloud Construction, LLC	\$100,000.00	General Contractor payment	
05/01/2023	Westcloud Construction, LLC	\$361,763.96	General Contractor payment	
05/05/2023	Westcloud Construction, LLC	\$400,000.00	General Contractor payment	
05/23/2023	Westcloud Construction, LLC	\$300,000.00	General Contractor payment	
06/12/2023	Westcloud Construction, LLC	\$100,000.00	General Contractor payment	
06/14/2023	Westcloud Construction, LLC	\$100,000.00	General Contractor payment	
07/07/2023	Westcloud Construction, LLC	\$60,000.00	General Contractor payment	
07/13/2023	Westcloud Construction, LLC	\$80,000.00	General Contractor payment	
07/28/2023	Westcloud Construction, LLC	\$60,000.00	General Contractor payment	
08/08/2023	Westcloud Construction, LLC	\$20,000.00	General Contractor payment	
08/24/2023	Westcloud Construction, LLC	\$300,000.00	General Contractor payment	
08/28/2023	Westcloud Construction, LLC	\$50,000.00	General Contractor payment	
08/28/2023	Westcloud Construction, LLC	\$80,000.00	General Contractor payment	
09/06/2023	Westcloud Construction, LLC	\$710,000.00	General Contractor payment	
09/11/2023	Westcloud Construction, LLC	\$140,000.00	General Contractor payment	
10/19/2023	Westcloud Construction, LLC	\$20,000.00	General Contractor payment	\$5,571,719.24
11/28/2022	YH Capital LLC	\$20,000.00	Loan Repayment	
02/28/2023	YH Capital LLC	\$20,000.00	Loan Repayment	
05/31/2023	YH Capital LLC	\$20,000.00	Loan Repayment	
01/01/2024	YH Capital LLC	\$50,000.00	Loan Repayment	
01/22/2024	YH Capital LLC	\$50,000.00	Loan Repayment	
08/29/2024	YH Capital LLC	\$65,000.00	Loan Repayment	
09/10/2024	YH Capital LLC	\$2,000.00	Loan Repayment	
09/19/2024	YH Capital LLC	\$1,000.00	Loan Repayment	
10/24/2024	YH Capital LLC	\$100,000.00	Loan Repayment	\$328,000.00

**United States Bankruptcy Court  
Eastern District of Washington**

In re Imperial Group Holdings LLC

Debtor(s)

Case No.

Chapter

11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Basel Capital Holdings LLC</b> <b>2213 Evergreen Point Rd</b> <b>Medina, WA 98039</b>	<b>Member</b>	<b>100%</b>	<b>LLC Membership</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date December 16, 2024

Signature /s/ Wai Yi Lin  
Wai Yi Lin

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court  
Eastern District of Washington**

In re **Imperial Group Holdings LLC**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **December 16, 2024**

**/s/ Wai Yi Lin**

**Wai Yi Lin/Manager**

Signer/Title



Imperial Group Holdings LLC  
12600 SE 38th St, Suite 200  
Bellevue, WA 98006

Armand J. Kornfeld  
Bush Kornfeld LLP  
601 Union St., Suite 5000  
Seattle, WA 98101-2373

US Attorney  
Attn Bankruptcy Assistant  
700 Stewart ST #5220  
Seattle, WA 98101-4438

Internal Revenue Service  
Jackson Federal Bldg  
915 2nd Ave M/S W243  
Seattle, WA 98174

US Treasury  
Secretary of the Treasury  
1500 Pennsylvania Ave NW  
Washington, DC 20220

WA Dept of Rev-SEA  
Bankruptcy/Claims Unit  
2101 4th Ave #1400  
Seattle, WA 98121-2300

WA Dept of L&I-OLY  
Collections  
PO Box 44170  
Olympia, WA 98504-4170

WA Dept of Emp Sec-OLY  
UI Tax Admin  
PO Box 9046  
Olympia, WA 98507-9046

WA Attorney General  
Bankruptcy & Collections Unit  
800 5th Ave #2000  
Seattle, WA 98104

United States of America  
Internal Revenue Service  
915 Second Ave.  
Seattle, WA 98174

Attorney General of the  
United States  
US Department of Justice  
950 Pennsylvania Ave. NW  
Washington, DC 20530-0001

U.S. Small Business Admin  
Legal Dept.  
2401 Fourth Ave. #450  
Seattle, WA 98121

U.S. Dept. of Justice  
U.S. Attorney's Office, EDWA  
PO Box 1494  
Spokane, WA 99210-1494

Alliance  
2213 Evergreen Point Rd  
Medina, WA 98039

Amento Group  
710 2nd Ave, Suite 400  
Seattle, WA 98104

Aon Risk Insurance Svc West  
1420 Fifth Ave #1200  
Seattle, WA 98101

Apeland Concrete, Inc  
12611 SE 232nd St  
Kent, WA 98031

Associated Earth Sciences  
911 5th Ave  
Kirkland, WA 98033

Basel (HK)  
Unit 701, Ruttonjee House  
Central, HK

Basel Architects  
2213 Evergreen Point Rd  
Medina, WA 98039

Basel Capital Holdings LLC  
2213 Evergreen Point Rd  
Medina, WA 98039

BCRA, Inc.  
2106 Pacific Ave, Ste 300  
Tacoma, WA 98402

BEE Consulting, LLC  
170 W Dayton St, #206  
Edmonds, WA 98020

BEE Consulting, LLC  
170 W Dayton St, #206  
Tacoma, WA 98402

Bellevue 58 Development LLC  
c/o Hugh McCullough  
Davis Wright Tremaine LLP  
920 5th Ave, Suite 3300  
Seattle, WA 98104-3150

BestBath Intelligent  
723 Garber Street  
Caldwell, ID 83605

Boston Stepcentury Intl Grp  
32 Suffolk Street  
Cambridge, MA 02139

CC Edwards Constructions Inc.  
PO Box 1387  
Sumner, WA 98390

City of Bellevue  
PO Box 90011  
Bellevue, WA 98009-9011

Core Design  
12100 NE 195th #300  
Bothell, WA 98011

Core Design, Inc.  
12100 NE 195th St, Ste 300  
Bothell, WA 98011

Fire Sprinklers Incorporated  
1524 45th Street E  
Sumner, WA 98390

Freiheit Architecture  
505 106th Ave NE #302  
Bellevue, WA 98004

Freiheit Architecture  
505 106th Ave NE #302  
Bellevue, WA 98004

Glacier Northwest  
PO Box 1643  
Woodinville, WA 98072

Glassman Inc.  
1107 Main Street  
Sumner, WA 98390

IG Property  
2213 Evergreen Point Rd  
Medina, WA 98039

Kwok Fai Li  
2015 Evergreen Point Road  
Medina, WA 98039

Lizard Waterproofing & Deck  
1118 7th Ave NW, A125  
Issaquah, WA 98027

Matcha Agency  
4454 158th Ave SE  
Bellevue, WA 98006

Matcha Agency LLC  
4454 158th Ave SE  
Bellevue, WA 98006

Meridian Center Electric Inc.  
11109 66th Ave E  
Puyallup, WA 98373

Paris Beta  
2213 Evergreen Point Rd  
Medina, WA 98039

Parr Lumber Company  
5630 NE Century Blvd  
Hillsboro, OR 97124

Pearson Drilling Inc.  
5810 152nd St NE  
Marysville, WA 98271

Priority Plumbing  
3001 B St NW  
Auburn, WA 98001

Proctor Company  
2840 Northup Way #220  
Bellevue, WA 98004

Progress Foundation, LLC  
10102 8th Ave S, Apt N-109  
Seattle, WA 98168

R&J Dream Makers LLC  
7066 Corvello Drive South  
Seattle, WA 98108

Ralph's Concrete & Plumbing  
1529 Rainier Ave. S  
Seattle, WA 98144

RNI Co. Framing LLC  
7345 164th Ave NE  
Suite 145511  
Redmond, WA 98052

Ryan Swanson & Cleveland  
1201 Third Ave #3400  
Seattle, WA 98101-3034

Schwabe, Williamson & Wyatt  
1211 SW Fifth Ave  
Suite 1900  
Portland, OR 97204-3719

Strategy Holdings LLC  
2213 Evergreen Point Rd  
Medina, WA 98039

Transpo Group  
12131 113th Ave NE #203  
Kirkland, WA 98034-6944

Wai Yi Lin  
2213 Evergreen Point Rd  
Medina, WA 98039

Wai Yi Lin  
2615 Evergreen Point Road  
Medina, WA 98039

Westcloud Construction LLC  
12600 SE 38th St, Suite 200  
Bellevue, WA 98006

White Cap, L.P.  
297 South Vasco Road  
Livermore, CA 94551

YH Capital  
2615 Evergreen Point Road  
Medina, WA 98039

Z&A Investment Ltd.  
Building 0180 East Provence No  
Dingsi, VGB  
British Virgin Islands

Z&A Investment Ltd.  
c/o Bo Li  
2225 94th Ave NE  
Clyde Hill, WA 98004



**United States Bankruptcy Court  
Eastern District of Washington**

In re **Imperial Group Holdings LLC**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Imperial Group Holdings LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Basel Capital Holdings LLC**  
**2213 Evergreen Point Rd**  
**Medina, WA 98039**

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☐ None [*Check if applicable*]

**December 16, 2024**

Date

**/s/ Armand J. Kornfeld**

**Armand J. Kornfeld**

Signature of Attorney or Litigant

Counsel for **Imperial Group Holdings LLC**

**Bush Kornfeld LLP**

**601 Union St., Suite 5000**

**Seattle, WA 98101-2373**

**(206) 292-2110 Fax:(206) 292-2104**

**jkornfeld@bskd.com**